



THE
A-TEAM

**RE/MAX
FIRST**

441 LIVINGSTON Hill, Calgary T3P1P1

MLS®#: **A2139485** Area: **Livingston** Listing Date: **06/07/24** List Price: **\$949,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2021**
Lot Information
 Lot Sz Ar: **4,101 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,390**
 Low Sqft:
 Ttl Sqft: **2,390**

DOM

21
Layout
 Beds: **6 (4 2)**
 Baths: **4.0 (4 0)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Yard,City Lot,Landscaped**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Barbecue,Private Yard**

Construction: **Concrete,Mixed,Stone,Vinyl Siding,Wood Frame**
 Flooring: **Ceramic Tile,Tile,Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Gas Range,Built-In Oven,Dishwasher,Dryer,Garage Control(s),Microwave,Refrigerator,Washer,Washer/Dryer**
 Int Feat: **Built-in Features,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Quartz Counters,Separate Entrance,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	9`7" x 5`3"	Bedroom	Main	10`11" x 10`11"
Dining Room	Main	11`11" x 7`7"	Foyer	Main	13`7" x 6`11"
Kitchen	Main	17`11" x 9`5"	Living Room	Main	15`6" x 15`6"
3pc Bathroom	Second	9`7" x 8`3"	5pc Ensuite bath	Second	11`7" x 11`0"
Bedroom	Second	14`0" x 13`5"	Bedroom	Second	11`2" x 10`5"
Laundry	Second	9`7" x 5`11"	Loft	Second	18`3" x 14`1"
Bedroom - Primary	Second	13`0" x 15`8"	Walk-In Closet	Second	11`7" x 4`3"

4pc Bathroom
Bedroom
Game Room

Basement
Basement
Basement

8`5" x 6`8"
11`7" x 11`7"
16`1" x 14`9"

Bedroom
Kitchen
Furnace/Utility Room
Legal/Tax/Financial

Basement
Basement
Basement

13`1" x 10`8"
8`11" x 7`7"
14`5" x 11`8"

Title:
Fee Simple
Legal Desc:

Zoning:
R-G
1912175

Remarks

Pub Rmks:

Step into this lovely home with a detached double car garage, sitting on a spacious Conventional LOT. With over 3300 sqft of living space, it's perfect for families or those who love to entertain. As you enter, you'll be welcomed by a roomy foyer, providing a warm and inviting atmosphere. The main floor boasts a convenient bedroom, complete with its own full bathroom, offering flexibility for guests or perhaps as a home office. The kitchen is truly the heart of the home, featuring a large island that's perfect for meal prep or casual dining. It's been upgraded with top-of-the-line appliances, stylish quartz countertops, and a generously sized pantry for all your storage needs. Adjacent to the kitchen is a spacious dining area, bathed in natural light from the backyard-facing windows. And for those cozy evenings, there's a living room complete with a fireplace, creating the perfect ambiance for relaxation and gatherings. Upstairs, you'll find even more to love. A versatile loft area offers additional space for movie nights, game days, or simply unwinding with a good book. The primary bedroom is a true retreat, boasting its own ensuite bathroom with a luxurious tub, a standing shower, and a sizable walk-in closet. Two more bedrooms, along with another full bathroom and a convenient laundry room, complete the second floor layout. But the surprises don't end there! Venture downstairs to discover a fully finished illegal basement suite , complete with two additional bedrooms, a second kitchen, and a spacious rec room. With its separate entrance, this space offers endless possibilities - whether it's additional living quarters for extended family, a rental opportunity for extra income, or simply a fantastic area for entertaining. Located in a desirable neighborhood, this home is surrounded by greenery and boasts a park just steps away. Plus, you'll enjoy easy access to a host of amenities, making it the perfect place to call home.

Inclusions:
Property Listed By:

N/A
Sutton Landmark Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













